



 2  1  1 EPC D

Offers Over £210,000
Long Leasehold

20 West Court
South Horrington
Nr Wells, BA5 3DE

COOPER
AND
TANNER



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DESCRIPTION

A delightful two bedroom grade II listed cottage set within the heart of South Horrington, a fantastic village situated on the Eastern side of Wells. The property is presented in immaculate order throughout, is offered to the market with no onward chain and has the benefit of two allocated parking spaces.

Upon entering the property is an entrance hall with space for shoes and coats, along with the gas combi-boiler. A door opens to the sitting room, a lovely bright dual aspect room, providing space for both comfortable seating, along with an area for a dining table to seat four to six people. The kitchen, situated to the rear of the property, features a range of cream shaker style wall and base units, along with an integral gas hob and electric oven, space for a fridge/ freezer and space and plumbing for a washing machine under the stairs.

To the first floor is a landing area with an airing cupboard. The main bedroom is a spacious double bedroom with triple aspect, and the second bedroom being a generous single with built in storage. The bathroom comprises a 'p' shaped bath with shower above, toilet, wash hand basin and heated towel radiator.

OUTSIDE

The property has the full benefit of the beautifully manicured south facing communal gardens. Seating areas throughout the gardens offer delightful views towards Tor Woods and back towards the city of Wells. From the grounds there are several footpaths and walks which can either lead into the centre of Wells or onto the Mendip Hills. The parking for the property can be found at the front with two allocated spaces and many visitor spaces.

LOCATION

The Horringtons are a collection of three small villages (South Horrington, East Horrington and West Horrington) surrounded by open countryside and 1 mile east of Wells.

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, two churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

SERVICE CHARGE

Service charge: Currently £2327.24 per annum
Ground Rent: £75.00

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells follow signs for the B3139 The Horringtons. Turn right on to The Old Frome Road and then first left into Gilbert Scott Road. Continue ahead following Gilbert Scott Road around to the left to the front of the main building. Proceed for approx. 200m. Take the next right into Moffats Drive and proceed for approx. 100m you will see a parking area on your right, please park there.

REF:WELJAT16012026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Leasehold – 968 years remaining (as of 2026)



Motorway Links

- M4
- M5



Train Links

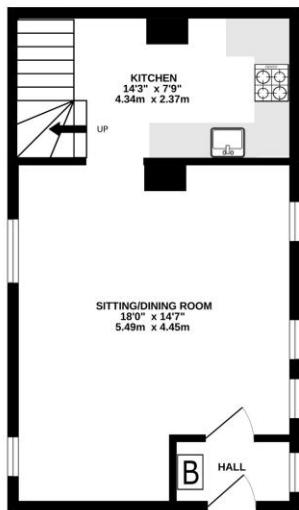
- Castle Cary
- Bath Spa
- Bristol Temple Meads



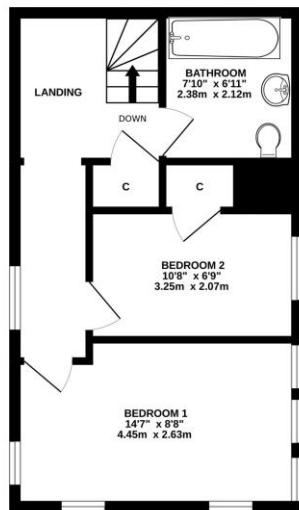
Nearest Schools

- Horrington & Wells

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplans are not to scale and are for general guidance only. They have not been surveyed, planned or plotted as such and no guarantee can be given.
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